

CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES – April 07, 2021

CPC ITEMS:

1. **Consideration: Design Review 026/21**– Request by Hai Nguyen, MD to permit the new construction of a three-story 15,670 sq. ft. cold dark shell and parking lot with over 10 spaces within a MU-1 Medium Intensity Mixed-Use District on a site with over 100 feet of frontage along an EC Enhancement Corridor Design Overlay District. (JF)

The applicant provided four options for the DAC to review and noted that they had resolved the DPW comments on the site by aligning the sidewalk, adding concrete for the bus stop and removing an ADA parking space. The applicant described option 1 as the preferred option for their team.

The committee did not find that the revisions adequately addressed the comments from the previous meeting. The Parks and Parkways (PPW) representative took issue with the proposed removal and impact on the street trees on Claiborne. The applicant said that it was not possible to redesign the site to accommodate the tree slated for removal and still meeting the zoning requirements for the site. The City Planning Commission (CPC) representative noted that they preferred Option 4 and encouraged more color to be used in the building design, especially that would be consistent with the Gretna campus since the applicant claimed they wanted to prioritize consistency of branding. The Capital Projects (CPA) representative listed several issues he had with the design fundamentals of the building, including street tree preservation, massing, building setback, parking siting, massing, building typology. This representative will pass on their comments to the assigned planner to share with the applicant (included below). The Public Works representative (DPW) confirmed when prompted that the site design meets their standards for approval

The **Parks and Parkways** representative made a motion to **defer** the item, so that the applicant can respond to the comments provided by **Capital Projects** and with the opportunity to do design charettes with the present agencies. **Capital Projects** seconded the motion and it was **unanimously passed**.

(Capital Projects comments:

Site Plan:

- Preserving the two mature oak trees and appropriate setbacks to accommodate the tree canopies is a design priority for this site and the neighboring community.
- The building mass and siting are not contextual with the majority of buildings along the Broadmoor side of S. Claiborne.
 - The pattern of setbacks of existing structures on the Broadmoor side of S. Claiborne may provide insight on how to address the building footprint and massing.
 - The applicants intent to maintain ‘brand unity’ is not relevant to the request for contextual consideration.
 - The mass of the building is monolithic and flat with no modulation in massing or use of materials to create visual interest.

- The building typology with drive access to site parking through the building is not a contextual model consistent with the Broadmoor side of S. Claiborne.
 - Consider maintaining the existing curb cut for vehicular ingress to the site on the east side of the building to the parking area in the rear. The parking area in the rear can be two perpendicular rows of approx. 12 spaces each with ingress and egress from on Cadiz St. + 6 spaces on the street providing the 30 spaces required.
 - The space gained from removing parking within the ground floor footprint will allow for consideration to add a building setback along S. Claiborne.
 - The massing for the second and third floors may also be setback from ground floor and cantilever over one row of parking to create covered parking for approx. 12 spaces.

Building Design fundamentals:

- The exterior finishes for the building have minimal visual interest and unbalanced proportions of window to wall ratio.
 - The composition of the building exterior lacks coherence when taken as a whole:
 - The composition of each façade has differing fenestration strategies.
 - The composition of each facade has poorly organized façade elements and materiality.
 - The composition of each façade has lack of modulation and contrast.
 - The palette of exterior finishes could benefit from the introduction of alternate materials and color:
 - Consider introducing brick or masonry as one means to establish contextual continuity with neighboring commercial properties on S. Claiborne.
 - Consider introducing color to create visual contrast within the facade design elements.
 - Develop a consistent application of fenestration to all sides of the building.
 - Consider the design intent of spandrel glass and curtain wall areas and how these inform the building's expression of architectural hierarchy and program.
 - Consider exploring the use of material and color (or contrast) through the application of the glass curtain systems.
 - Consider the impact of visibility and opacity in the use of fenestration throughout the building . The use of clear glass at the fire stair curtain wall appears to be an aesthetic oversight.
 - The punch opening windows are underwhelming in size and design impact.)

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